

December 15, 2015

ZONING BOARD OF APPEALS MEETING

Present: Timothy Morgan, Chairman
Roberta Lobur
Richard Hegmann
David Pann
Michael Borth, Code Enforcement Officer
Andrew Borden, Village Attorney

The Zoning Board of Appeals met on this date at 7:05 P.M. to hear the application of:

Mark Flynn and Kristine Hoffmeister for a Special Use to open a Bed and Breakfast at 11 Madison Avenue which is in an R-1 Zone

Chairman Morgan called Mr. Flynn to the table

The Secretary read the proof of publication and requested the proof of required signatures and notifications of the neighbors within 200 feet of 11 Madison Avenue. Signatures were submitted.

Chairman Morgan asked Code Enforcement Officer Borth to explain the Code. Mr. Borth stated that the Village Code reads that in an R-1 Zone a special use permit is required to open a Bed and Breakfast. He has walked the property and provided insight to the changes needed to have the proposed Inn comply with state code.

Mr. Flynn wanted to apologize on behalf of his wife, Kristine Hoffmeister, for she was unable to attend this evenings meeting. He explained that he and his wife felt the home at 11 Madison Avenue would make a wonderful Bed and Breakfast with its unique design and private setting and felt there was a need in this area. He further explained that they sent out a survey to local businesses to determine

the interest and had very good feedback. They felt along with the business use during the week, weddings, funerals, school events, area festivals, car shows, museums, bike paths as well as golfers, snowmobilers, pilots and general getaways would help fill the Inn all year long. Mr. Flynn stated that they would open with five bedrooms equipped with their own bathrooms and several common spaces such as a library, dining room, game room, outdoor in-ground salt water pool, garden and patio area would provide for the guests, while Mark and his wife Kristine would reside in the private wing. One of the five bedrooms is located on the first floor and would be handicap accessible. They plan to turn one of the second floor bedrooms into a high end suite with a Jacuzzi. Mr. Flynn mentioned that they have attended seminars for Innkeepers which was beneficial in creating their business plan. The proposed plan is to open the Inn by late spring/early summer.

Chairman Morgan commended Mr. Flynn for going door to door for the required signatures and asked what the average feedback was from the neighbors. Mr. Flynn stated that most of the comments were very positive.

Chairman Morgan asked if anyone present wished to speak.

Residents Ray and Sharon Carlo from 102 John Street had concerns with possible snowmobilers racing from the open areas of the airport down to the Inn. They are very concerned with keeping the character of the neighborhood the same and are very happy that the Inn will be owner occupied. Code Enforcement Borth stated that it is unlawful for snowmobilers to be on airport property or Village streets.

Resident Dale Cheavacci from 113 John Street stated that his issues are with the value of his property due to the Inn, inability of emergency vehicle access to Madison Avenue with Inn patrons parking on the street, the proposed sign, and if the Inn is allowed, will that open the gates for other residents to open all kinds of businesses in their homes. Mr. Flynn responded that part of the business plan is to provide more parking spaces on the property to avoid any patrons parking on the street and the proposed sign will measure approximately 18"-24" with dim light shining down on the sign and a design appropriate to the style of the home. Chairman Morgan explained that any new applications for home based businesses would be individually reviewed and discussed based on each applicants proposal.

Resident Christine Falkowski from 6 Madison Avenue and Gregg Brown from 80 Eckerson Avenue questioned the length of the Special Use permit, both stating that a longer one would be beneficial for financing purposes.

Chairman Morgan asked the Board for any suggestions as to the length of the permit. After further discussion the Board agreed to issue the permit for five years with a "review only" meeting held on the first and third anniversary of the permit to review operations of the Bed and Breakfast.

RESOLUTION duly moved by Roberta Lobur and seconded by Richard Hegmann to approve the application of Mark Flynn and Kristine Hoffmeister for a Special Use Permit to allow a Bed and Breakfast on the property located at 11 Madison Avenue which is Zoned R-1 with a meeting held on the first and third anniversary of the permit to review operations. Notification of the meetings to be coordinated between parties be and hereby is approved

Adopted:	Timothy Morgan	- Aye
	Roberta Lobur	- Aye
	David Pann	- Aye
	Richard Hegmann	- Aye

On the motion of Richard Hegmann and seconded by David Pann at 8:30 P.M. this meeting was ADJOURNED.